



9/22/2026

FAILED INSPECTION NOTICE

Francisco A Siguenza Grande
1800 Gough St #1
San Francisco, CA 94109

Property:
254 S 4TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 13356

Dear Owner/Agent,

This letter is to inform you that your property at **254 S 4TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Ronald & Carol Scheuring
6890 Lakeville Hwy #3
Petaluma, CA 94954

Property:
2325 DOWNER AVE Apt 1
RICHMOND, CA 94804-1435-

PropID:
Client ID: 2137

Dear Owner/Agent,

This letter is to inform you that your property at **2325 DOWNER AVE Apt 1 RICHMOND, CA 94804-1435 failed** the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Gate locked could not access property.

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Ronald & Carol Scheuring
6890 Lakeville Hwy #3
Petaluma, CA 94954

Property:
2325 DOWNER AVE Apt 2
RICHMOND, CA 94804-1435-

PropID:
Client ID: 2137

Dear Owner/Agent,

This letter is to inform you that your property at **2325 DOWNER AVE Apt 2 RICHMOND, CA 94804-1435** failed the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Robert T Kastner
630 Civic Center Dr
Richmond, CA 94804-1512

Property:
421 29TH ST
RICHMOND, CA 94804-1736-

PropID:
Client ID: 6607

Dear Owner/Agent,

This letter is to inform you that your property at **421 29TH ST RICHMOND, CA 94804-1736** failed the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 11:00AM and 02:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.5	Bathroom/Window Condition window frame damaged - repair/replace/repaint
3.12	Bathroom/Tub or Shower shower wall has large crack - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Paul & Georgia Lupinsky
1326 Brewster Dr
El Cerrito, CA 94530-2526

Property:
2714 NEVIN AVE
RICHMOND, CA 94804-1748-

PropID:
Client ID: 2018

Dear Owner/Agent,

This letter is to inform you that your property at **2714 NEVIN AVE RICHMOND, CA 94804-1748** failed the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 11:00AM and 02:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls install CO detector

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Shulym Zeltser
1986 Via Appia
Walnut Creek, CA 94598

Property:
139 S 3RD ST
RICHMOND, CA 94804-2108-

PropID:
Client ID: 15706

Dear Owner/Agent,

This letter is to inform you that your property at **139 S 3RD ST RICHMOND, CA 94804-2108** failed the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/28/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12 Kitchen/Sink	Dishwasher inoperable, repair/replace or remove

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Pei Ci Li
2724 San Jose Ave
San Francisco, CA 94112-3028

Property:
446 S 26TH ST
RICHMOND, CA 94804-2904-

PropID:
Client ID: 9337

Dear Owner/Agent,

This letter is to inform you that your property at **446 S 26TH ST RICHMOND, CA 94804-2904** failed the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 11:00AM and 02:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
3603 OHIO AVE
RICHMOND, CA 94804-3265-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **3603 OHIO AVE RICHMOND, CA 94804-3265** failed the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector miss
8.6	General Health and Safety/Interior Stairs and Common Halls large crack in wall - repair
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
7.4	Heating and Plumbing/Water Heater remove hybrid water hose from water heater must be California compliance - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of overgrowth - cut/remove



9/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
858 S 46TH ST
RICHMOND, CA 94804-4417-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **858 S 46TH ST RICHMOND, CA 94804-4417** failed the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing - repair/replace
2.10	Kitchen/Stove or Range with Oven microwave oven inop - repair/replace

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5645 CARLOS AVE Apt A
RICHMOND, CA 94804-4892-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5645 CARLOS AVE Apt A RICHMOND, CA 94804-4892** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/28/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Install safety guides in bathroom 2 (master bedroom)
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet missing weatherproof cover, install.



9/22/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
5229 IMPERIAL AVE
RICHMOND, CA 94804-5109-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **5229 IMPERIAL AVE RICHMOND, CA 94804-5109** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector miss
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors basement bedroom smoke detector missing



9/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Rajender & Divay Deep Bal
5227 Sacramento Ave
Richmond, CA 94804-5427

Property:
5235 PANAMA AVE
RICHMOND, CA 94804-5421-

PropID:
Client ID: 6087

Dear Owner/Agent,

This letter is to inform you that your property at **5235 PANAMA AVE RICHMOND, CA 94804-5421** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/28/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces Repair peeling paint on exterior of unit
8.7	General Health and Safety/Other Interior Hazards 1. Unit under renovation, repair flooring throughout unit 2. Replace missing electrical outlet covers in unit, renovation in progress
6.3	Building Exterior/Condition of Roof and Gutters Repair dry rotted awning above front door



9/22/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Rajender & Divay Deep Bal
5227 Sacramento Ave
Richmond, CA 94804-5427

Property:
5237 PANAMA AVE
RICHMOND, CA 94804-5421-

PropID:
Client ID: 6087

Dear Owner/Agent,

This letter is to inform you that your property at **5237 PANAMA AVE RICHMOND, CA 94804-5421** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/28/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces Repair peeling paint on exterior of complex
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.



9/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Robert & Janis Eames
1010 Havens Pl
El Cerrito, CA 94530-2714

Property:
5440 COLUMBIA AVE
RICHMOND, CA 94804-5626-

PropID:
Client ID: 11638

Dear Owner/Agent,

This letter is to inform you that your property at **5440 COLUMBIA AVE RICHMOND, CA 94804-5626** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 11:00AM and 02:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches chipping and peeling paint on railing. repaint railing

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Delfin J Dagloria
DENICE M DAGLORIA-WURNITSCH
2288 Fulton St Ste 202B
Berkeley, CA 94804

Property:
3820 NEVIN AVE
RICHMOND, CA 94805-2235-

PropID:
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **3820 NEVIN AVE RICHMOND, CA 94805-2235** failed the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs
	2. Cut down brush on side of complex

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Tracy Davis-Lowe
13070 Point Arena Pl
Cerritos, CA 94619-3216

Property:
3161 BIRMINGHAM DR Apt #215
RICHMOND, CA 94806-2600-

PropID:
Client ID: 16682

Dear Owner/Agent,

This letter is to inform you that your property at **3161 BIRMINGHAM DR Apt #215 RICHMOND, CA 94806-2600** failed the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Dishwasher drains through air gap, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector exceeds 10 year life span, replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
8.7	General Health and Safety/Other Interior Hazards Carpeting heavily soiled, clean carpet in unit



9/22/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Guardian / Kw Hilltop Llc
Po Box 82913
Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #3806
RICHMOND, CA 94806-5207-

PropID:
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #3806 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 09/18/2026.

A re-inspection has been scheduled for 10/30/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security Front door hard to open as door is sticking. Repair
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7	General Health and Safety/Other Interior Hazards Dryer has large crack on exterior of unit, front door also has hole on interior side . Repair/remove or replace



9/22/2026

FAILED INSPECTION NOTICE

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